



The Rookery, Balsham, CB21 4EU



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Substantial and rather stylish modern semi-detached house which has been sympathetically improved and extended in more recent times, providing well proportioned and versatile living accommodation together with a generous corner plot, driveway/off street parking area and a detached garage set into the rear garden and accessed via a pair of wooden gates.

4 2 2

Guide Price £450,000





LOCATION

The property occupies a delightful and tranquil position within a most desirable and sought after cul-de-sac in this highly sought after South Cambridgeshire village. Balsham provides an excellent range of local amenities including its own primary school, delicatessen, coffee shop, post office/stores, fine church, inn/restaurant and recreation ground. Balsham lies about 10 miles south east of the university City of Cambridge and is well placed for access to Addenbrookes Campus and major routes, including the A11, A14 and M11 motorway.

FRONT ENTRANCE DOOR

to:

ENTRANCE HALL

with natural wood style flooring, staircase off to first floor, doors off to principal reception room, dining room and kitchen/breakfast room, door to:

CLOAKROOM

with low level wc and wash hand basin

PRINCIPAL RECEPTION ROOM

A delightful light and spacious open plan living/family room with feature raised fireplace with glass front, sealed unit double glazed window to front aspect and a pair of sealed unit double glazed doors leading to paved terrace and rear gardens

DINING ROOM

with sealed unit double glazed windows to front aspect and door to:

KITCHEN/BREAKFAST ROOM

with range of attractive quality fitted units including an inset sink unit with extensive natural wood style worktops to either side

and space and plumbing for dishwasher and washing machine, space for tumble dryer, space for upright fridge/freezer, integrated oven, grill and warming plate with pull out shelved units to either side, further worktops with 4 point induction hob set into worktops, fitted breakfast bar with fitted worktops and cupboards below, built in storage cupboard understairs, sealed unit double glazed windows to rear aspect and sealed unit double glazed door to side courtyard area

FIRST FLOOR**LANDING**

with trap door to roof space and built in airing cupboard

BEDROOM 1

with built in wardrobes and sealed unit double glazed windows to front aspect

BEDROOM 2

with built in wardrobe and sealed unit double glazed window to rear aspect

BEDROOM 3

with built in wardrobes and sealed unit double glazed window to front aspect

BEDROOM 4

with sealed unit double glazed window to rear aspect

BATHROOM

with suite comprising; bath, wash basin and low level wc

SHOWER ROOM

with corner shower cubicle and shower unit, wash hand basin and low level wc

OUTSIDE

To the front of the property there is a well stocked border with various mature shrubs and adjacent to this there is a pebblestone courtyard style parking area and driveway, plus paved area to side and gated access to the side courtyard and rear garden. To the side of house there is a paved courtyard style area with lean to open store and oil storage tank. To the rear there is an enclosed garden area laid to lawn with paved terrace adjacent to the property itself and a pair of wooden gates which provide access into the garden and detached garage.





**Approximate Gross Internal Area 1394 sq ft - 129 sq
(Excluding Garage)**

Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 660 sq ft – 61 sq m

Garage Area 184 sq ft – 17 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.